

DEVELOPMENT SERVICES

SPECIFICATIONS FOR **Patio Covers** 1222 FIRST AVENUE, MS 301, SAN DIEGO, CA 92101 206

This Information Bulletin describes the minimum requirements for obtaining patio cover permits for residential buildings using this information bulletin, International Code Council Evaluation Services (ICC-ES) reports, or designed using conventional light-frame wood construction. For clarification of the permit process, visit the Development Services Department, third floor, 1222 First Avenue, or telephone (619) 446-5000.

DEFINITION

A. Patio covers are one-story structures not more than 12 feet in height above grade and used only for recreational, outdoor living purposes and not as carports, garages, storage rooms or habitable

B. Patio covers may be attached or detached and are permitted only as accessory to dwelling units such as one-or two-family dwellings or lodging houses or to individual dwelling units in multiple dwelling-unit buildings.

C. Patio covers must be open on one or more sides. (CBC Appendix I section 102

 Patio structures may extend over existing exterior wall openings. 2. Patio covers shall not be enclosed in any manner and shall remain open when exterior openings in an exist-

ing building provide access for emergency egress or rescue from sleeping 3. An enclosed patio structure is permitted if it covers exterior wall openings

that only provide light and ventilation for the residents. 4. Openings surrounding patio covers may be enclosed by the following methods: (a) insect screening, (b approved translucent or transparent

plastic not more than 0.125 inches in thickness, (c) glass conforming to the provisions of Chapter 24, or (d) any combination of the noted methods. 5. Means of egress conforming to the

requirements of Chapter 10 are to be provided from the enclosed patio

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INFORMATION BULLETIN

Documents Referenced in this Information Bulletin California Residential Code, (CRC) San Diego Municipal Code, (SDMC)

Information Bulletin 117, Regulations Covering Permit Expiration and Extension Information Bulletin 123, Minimum Standards for Renewal of Roof Covering Information Bulletin 501, Fee Schedule, Con struction Permits - Structures General Application, DS-3032

> structure. 6. Enclosure walls must have a clear height of not less than 6'-8" measured from the floor to the sofit of the sup-

> porting members. 7. Enclosure walls may have any configuration, provided the open or glazed area of the longer wall and one additional wall is equal to at least 65 percent of the area below a minimum of 6 feet 8 inches (2032 mm) of each wall, measured from the floor.

WHEN IS A PERMIT REQUIRED? Patio cover structures that do not exceed 300 square feet of projected roof area may be exempt from a building permit in single family residential zones. Although such patio covers may still be exempt from building permit, they are not exempt from electrical, plumbing, mechanical permit requirements and other building regulations (SDMC 129.0203(a)). Building permits for any new patio cover or repair or enclosure of an existing patio cover will be required if any of the following conditions occur:

1. The patio structure is located on a site that contains environmental sensitive

2. The patio structure encroaches into any required side yards or established set-3. The property is located in the Coastal Zone or any site regulated by a Planned

Residential Development (PRD) permit or

Planned Infill Residential Development

Three copies of a site plan are required for a permit. You must include informa-

A final inspection must be approved before

the work is considered complete by the City

Patio Cover permits may be obtained

over-the-counter when using this informa-

tion bulletin, ICC-ES evaluation reports or

designed using conventional light-frame

wood construction. All other projects shall

be submitted for review. Refer to the Project

Appointments are recommended for over-

the-counter plan review and submitted proj-

ects. Telephone (619) 446-5300 to schedule

Fees which include Plan Check, Permit and

more information, refer to Information Bul-

Plans must be drawn to scale and must be

of sufficient clarity to indicate the location,

nature, and extent of the work proposed.

Be sure to clearly label all existing and pro-

Plans must show, in detail that the pro-

posed work will conform to the provisions

of the 2007 California Building Code, Zon-

ing Ordinances, and all other relevant laws

ordinances, rules, and regulations. Zoning

Service Department, 1222 First Avenue, 3rd

Three sets of plans are required and must

Before drawing the site plan, contact

the Development Services Department

at (619) 446-5000 for additional require-

ments regarding yard setbacks, Very High

Fire Hazard Severity Zone, City of San Di-

ego Brush Management Zones, and other

information is available at the Developmen

Floor or call (619) 446-5000.

Inspection are charged at initial review. For

V. DRAWINGS TO PROVIDE/FORMS TO

of San Diego.

an appointment.

IV. PROJECT FEES

letin #501.

COMPLETE

A. Site Plan

requirements

posed construction.

III. YOUR OPTIONS FOR SERVICE

Submittal Manual section 2A.

Page 2 of 10 City of San Diego • Information Bulletin 206 October 2016 (PIRD) permit. tion on each of the following items on the

Please telephone (619) 446-5000 to verify Name of owner. if the proposed location is in one of these

plot plan:

2. Address and Accessor's Parcel Number where the patio is to be built. Legal description of property.

4. North arrow and scale. Suggested scale: 1 inch equals 20 feet. 5. Boundaries and dimensions of prop-5. Names of bordering streets.*

7. Width of alley(s), if any.*
9. Location and width of easements. Private easements should be shown on the property's deed.* 0. Location and dimensions of existing buildings, structures, retaining walls,

paved parking, and driveways. Include distance from property lines. 11. Location and dimensions of proposed 12. Existing survey hubs, pipes and similar permanently installed property line

identification.

*This information is available from the Records Section, (619) 446-5200.

B. Foundation and Framing Plans Provide three copies if this information bulletin or (ICC-ES) evaluation reports approved plan available from your material supplier is used for the patio design.

If plans have to be submitted because of customized design of the patio, provide three copies of plan documents. These plans should include a roof framing plan, foundation plan, elevations, cross-sections, connection details, and structural calculations.

C. Floor Plan For patio covers within 6'-0" of a dwelling, include a floor plan and show the following information: 1. Use and dimensions of all rooms adja-

cent to the patio cover. 2. Size and type of all windows and doors from those rooms.

D. Permit Application All projects must be submitted with a

Permit Application. Instructions can be found on the reverse side of the application. If you intend to obtain your permit on the same day as plan review, the application must be fully completed.

October 2016 City of San Diego • Information Bulletin 206 Page 3 of 10 **Note:** there are no exceptions to the

Workers Compensation Insurance requirements. If the property owner is doing the construction work or is hiring a number of different contractors, a separate Owner-Builder Verification form must be signed by the owner before the permit can be issued.

VI. ADDITIONAL REGULATIONS A. This information bulletin recommends that all patio structures be located at least 5 feet from assumed or real property lines.

> Additional requirements of the building code related to fire separation distance opening protection and parapet require ments may need to be addressed, based on the distance of the patio structure from real or assumed property lines. Such requirements include limitations on new and existing exterior wall openings of 25% of the wall area, fire protection ratings of supports and walls. Refer to CBC Tables 602 and 704.8.

B. No fire protection is required for the common wall between the dwelling unit and patio cover as they fall under the same occupancy classification.

C. When existing wall openings are required for light and/or ventilation within the dwelling unit itself and they open into a patio cover, the minimum ceiling height of the patio structure shall be 7'-0" measured from the floor surface to the underside of the rafters. When no required openings exist in the common wall, the minimum required height for the patio cover may be 6'-8". (CBC Appendix | section 102).

comply with regulations for exterior installation. E. Patio covers may be located within a required side yard or rear yard, subject

D. All electrical wiring and equipment must

to the following requirements: (SDMC 131.0461 (a)(8)). 1. The patio structure shall not be located closer than 5 feet to any property 2. The patio shall be open on at least

three sides except for support columns with maximum dimensions of 18 inches by 18 inches in plan view; 3 The support columns shall have a minimum separation of 8 feet measured on 4. The height of the roof of the patio shall not exceed the roof eave or the sill plate of the second floor, whichever is

F. Patio covers located in the environmental sensitive lands and brush management zones must comply with sections 143.0101 and 142.0412 of the SDMC.

G. Structures located in a Very High Fire Hazard Severity Zone or Brush Management Zones, governed by the City of San Diego's Brush Management Ordinance, may need to meet additional fire protection requirements.

. CONSTRUCTION SPECIFICATIONS Following are the minimum construction specifications for patio covers. A. The concrete mix for footings must meet a compressive strength of f'c= 2,500 psi

minimum.

B. Lumber must be Douglas fir-larch No. 2 or better. All lumber must be grade-marked. Joists, girders, and posts may be required to be protected against decay and ter-

(CBC Section 2304.11). C. Post size is based on the height of the floor above the slab (at the highest point): 0 to 8 feet high: 4x4 minimum, 8 to 10 feet high: 6x6 minimum

D. The post anchorage and bracing details

to lateral loading is provided.

Post anchorage to slabs may be accom-

plished with a standard approved post

base installed per the manufacturer's

installation instructions. The footing

must be adequate for the load ap-

plied. See Section IX below and Table

A. When the load on supporting post

does not exceed 750 pounds per posts,

slab-on-grade may be substituted

for the pad footings shown on the

typical framing details. (CBC Appendix

a minimum 3 1/2-inch-thick concrete

shown on the following sheets have been approved by the City of San Diego for unenclosed patio covers. VIII. INSPECTIONS 1. Posts must be anchored at the lower An Inspection Record Card is issued at the end and must be braced at the upper time the permit is obtained. The inspector end using any of the details shown in signs this card as the construction is inspect Figure 3. Decorative-type bracing may ed and approved. The approved plans, the be substituted if the same resistance Inspection Record Card, and the permit are

Page 4 of 10

one side of the patio cover structure by

attaching it directly to the dwelling unit.

the rafter spacing and beam sizes may

be as shown in Tables B and C. However.

the main beam may be replaced on the

side attached to the dwelling unit with a

edger the same size as the rafters and

fastened to the studs with 3/8" x 5" lag

screws spaced at 16" maximum on center.

The size of the existing headers at open-

ings adjoining the proposed patio covers

F. Specify roof covering when submitting

plans. If nominal one-half-inch-thick roof

sheathing is used, the roof may have raf-

ters spaced not more than 24" on center.

Patio covers constructed of light-transmit-

ting plastics shall comply with Sections

2606 and 2609 of the California Building

Code and to the manufacturer's installa-

tion instructions. The corrugations must

be placed perpendicular to and across the

supports. Roof systems shall be sloped

hot-dipped galvanized or stainless steel

f in preservative-treated wood. (CBC

1/4 inch in 12 inches for drainage.

G. Framing hardware and fasteners shall be

important records and should be retained.

may need to be verified base on the con-

figuration of an existing building and the

tails or fascia of the house.

depth of the patio cover.

A combination permit is active for 180 days. Each inspection scheduled and passed extends the permit 180 days. Permits approaching expiration can be extended under special circumstances. Refer to Information Bulletin 117, Regulation Covering Permit Expiration and Extension, for more infor-Inspections are required at the following

A. When footing has been excavated but before concrete is placed,

City of San Diego • Information Bulletin 206 October 2016 E. When it is desired to connect and support

 $F_{*} = 900 \text{ psi}$

structure, and C. When work is complete.

B. When ledgers are attached to an existing

Note: The project is not legally complete un til there is an approved final inspection. Call (858) 581-7111 to schedule inspections.

See Figure 7 and 8. Patio rafters may not IX. TABLES Tables A, B, and C make the following asbe solely supported by the existing rafter sumptions: Roof live load is 10 psf.

Roof dead load is 7 psf. All lumber is to be Douglas fir-larch No. 2 or better (repetitive member use):

= 180 psi E = 1,600,000 psi Soil bearing pressure is 1,500 psf mini-

If the above information differs, values in the tables must be adjusted.

October 2016 Page 5 of 10 City of San Diego • Information Bulletin 206 Table A/Minimum Square Footing Sizes (Inches)* Table B/Minimum Rafter Sizes (Inches) Rafter Span (Feet) (feet) (5/16" plywood (11/32" plywood (1/2" plywood (5/8" plywood
 sheathing)
 sheathing)
 sheathing)
 sheathing)

 6
 2x4
 2x4
 2x4
 2x4
 2x4 2x4 2x4 2x4 12 12 14 16 16 18 18 20 *See dimension "A" on "Figure 5" "S" Patio supported on a concrete slab on grade without 19 2x8 2x10 2x10 2x12 Assume reenforcing bar size #4 top and bottom, rebar 2x8 Deflection base on L/360 (LL only) Load Duration Factor = 1.25. Table C/Minimum Beam Sizes (Inches) pan of Rafters (In Feet) 1.2 4x4 4x4 4x4 4x6 4x6 4x6
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 4x10 6x10 4x14 6x12 4x8 4x10 4x10 4x12 4x12 4x14 4x14 6x8 6x10 6x10 6x10 6x12 6x12 If joists are within 18 inches of grade, use pressure-treated. Douglas fir-larch or Fundation-Grade redwood. Deflection base on L/360 (LL only Load Duration Factor = 1











